

603 RS-35 SINGLE FAMILY RESIDENTIAL DISTRICT

603.01 Purpose. This district is intended to promote and preserve low density single family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

603.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted uses and structures

1. One single-family dwelling or factory-built house not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than thirty (30) consecutive days is prohibited.
2. The non-commercial keeping of domestic farm animals, except swine and chickens, for the convenience and pleasure of the lot owner or occupant, subject to the following conditions:
 - a. A minimum of one (1) acre of land shall be required for the maintenance of animals.
 - b. No more than three (3) such animal may be maintained on the first acre and up to one (1) additional animal for each additional one-half (½) acre.
 - c. No such animal shall be kept closer than one hundred (100) feet to a residence occupied by other persons.
 - d. The keeping of all animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.
3. Home Occupation uses, subject to the following conditions:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary

residence by the proprietor of the home occupation.

- b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
- c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
- d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
- g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- i. No smoke, odor, liquid or solid waste shall be emitted.
- j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

4. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the twelve (12) month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.
5. Detached guest house or accessory living quarters subject to the following conditions:
 - a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses.
 - b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling.
 - c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit.
 - d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.
6. Public utility installations not exceeding six hundred fifty (650) square feet but not including public utility offices, water tanks, or repair or storage facilities.
7. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:
 - a. Swimming pools in other than the front yard.
 - b. The non-commercial keeping of household pets.
 - c. Fences and freestanding walls.
 - d. Quarters attached to the dwelling for servants and/or non-paying guests, excluding quarters with separate facilities for preparation of food.

B. Uses subject to Conditional Use Permit

1. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater but not including public utility offices or repair or storage facilities.
2. Parks and recreational facilities.
3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.
4. Educational institutions including private schools provided they offer a curriculum of general instruction similar to public schools.
5. Model homes.
6. Subdivision sales offices.
7. Day care and nursery schools.
8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.
9. Group dwellings on one parcel or lot. The total number of units allowed on the site shall not exceed the density provisions for this district.

C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

603.03 Approvals Required. Prior to the construction of physical improvements and the issuance of a building permit, Single-Family Residential Review is required for single-family uses as outlined in Section 403. For all uses other than single-family residential, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.

603.04 Property Development Standards. The following property development standards shall apply to all land and buildings permitted in the RS-35 district.

A. Lot Area

1. Each lot shall have a minimum lot area of thirty-five thousand (35,000) square feet.
- B. Lot Dimensions
 1. All lots shall have a minimum width of one hundred forty-five (145) feet.
 2. All lots shall have a minimum depth of one hundred forty-five (145) feet.
- C. Density. Maximum dwelling units per acre: one (1) unit per one (1) acre.
- D. Lot Coverage. Maximum lot coverage shall not exceed fifteen (15%) percent of the net lot area.
- E. Yards
 1. Front yard - There shall be a front yard having a depth of not less than forty (40) feet.
 2. Interior side yard - There shall be an interior side yard of not less than twenty (20) feet.
 3. Exterior side yard - There shall be an exterior side yard of not less than twenty (20) feet where a yard abuts a street.
 4. Rear yard - There shall be a rear yard of not less than forty (40) feet.
 5. A building used for public or semi-public uses shall maintain a minimum separation of fifty (50) feet from any single family dwelling or accessory building.
- F. Access. All lots shall have vehicular access on a dedicated street unless permanent vehicular access has been approved by the Director.
- G. Distance between buildings shall be not less than ten (10) feet.
- H. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- I. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- L. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- M. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- N. Signs. Signs shall comply with the provisions of Article 11.
- O. Corral Fencing. Corral fences are permitted subject to the requirements of Article 9.